051.A	0001	0007.A	1 of 1	Condominium
Map	Block	Lot	CARD	ARLINGTON

	Total Card	/	Total Parcel
APPRAISED:	771,600	/	771,600
USE VALUE:	771,600	/	771,600
ASSESSED:	771,600	/	771,600

PROPERTY LOCATION

No	Alt No	Direction/Street/City
7	-A	MILL ST, ARLINGTON

OWNERSHIP

Unit #: 7A

Owner 1:	GOULDER ALISON
Owner 2:	
Owner 3:	
Street 1:	7A MILL ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	743 MASS AVE LLC -
Owner 2:	-
Street 1:	60 LOWELL ST
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains Sq. Ft. of land mainly classified as Condo with a Condo TnHs. Building built about 2005, having primarily Copm. Clap Exterior and 2262 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 1 HalfBath, 6 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	B2A	MAJOR BU	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
102	0.000	771,600			771,600
Total Card	0.000	771,600			771,600
Total Parcel	0.000	771,600			771,600

Source: Market Adj Cost | Total Value per SQ unit /Card: 341.11 | /Parcel: 341.1

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct	270774
GIS Ref	
GIS Ref	
Insp Date	11/27/17

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID: 051.A-0001-0007.A

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	102	FV	757,800	0	.		757,800	757,800	Year End Roll	12/18/2019
2019	102	FV	739,400	0	.		739,400	739,400	Year End Roll	1/3/2019
2018	102	FV	717,100	0	.		717,100	717,100	Year End Roll	12/20/2017
2017	102	FV	642,600	0	.		642,600	642,600	Year End Roll	1/3/2017
2016	102	FV	638,900	0	.		638,900	638,900	Year End	1/4/2016
2015	102	FV	680,300	0	.		680,300	680,300	Year End Roll	12/11/2014
2014	102	FV	561,200	0	.		561,200	561,200	Year End Roll	12/16/2013
2013	102	FV	571,700	0	.		571,700	571,700		12/13/2012

!15127!

PRINT

Date	Time
12/11/20	04:53:02

LAST REV

Date	Time
03/02/20	15:51:25

apro

15127

USER DEFINED

Prior Id # 1:	35321
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
PJC ARLINGTON R	46435-126		11/7/2005		619,900	No	No		

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
12/18/2003	1060	New Buil	205,800	C		G7	GR FY07	

ACTIVITY INFORMATION

Date	Result	By	Name
11/27/2017	Measured	DGM	D Mann
3/13/2013	Info Fm Plan	BR	B Rossignol
2/14/2006	Inspected	BR	B Rossignol

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
102	Condo		0		Sq. Ft.	Site		0	0.	0.00	7702													G7	1.		

Total AC/HA: 0.00000 | Total SF/SM: 0 | Parcel LUC: 102 | Condo | Prime NB Desc: CONDO | Total: | Spl Credit | Total:

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	8 - Condo TnHs.		
Sty Ht:	3 - 3 Story		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	20 - Copm. Clap		
Sec Wall:	7 - Brick	25	%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	YELLOW		
View / Desir:			

GENERAL INFORMATION

Grade:	B - Good		
Year Blt:	2005	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G7	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	1 - Drywall		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	15 - Carpet	40	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:	2		
Electric:	3 - Typical		
Insulation:	3 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	1 - Forced H/Air		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	2	Rating:	Very Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Very Good
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	M - Multi-Level
% Own:	50.000000000
Name:	

DEPRECIATION

Phys Cond:	VG - Very Good	4.2	%
Functional:			%
Economic:			%
Special:			%
Override:			%
Total:		4.2	%

CALC SUMMARY

Basic $ / SQ:	245.00
Size Adj.:	0.76525199
Const Adj.:	1.04312265
Adj $ / SQ:	195.572
Other Features:	62292
Grade Factor:	1.33
NBHD Inf:	1.20000005
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	805461
Depreciation:	33829
Depreciated Total:	771632

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	6	BRs:	3	Baths:	2	HB	1

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	6	3	M
Totals			
1	6	3	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:	1.00	Before Depr:	312.13
Special Features:	0	Val/Su Net:	341.11
Final Total:	771600	Val/Su SzAd	341.11

SKETCH

UnSketched SubAreas:
GLA: 2262,

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
GLA	Gross Liv Ar	2,262	195.570	442,383

Net Sketched Area:	2,262			Total:	442,383
Size Ad	2262	Gross Are	2262	FinArea	2262

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

051.A-0001-0007.A

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	